REAL ESTATE AT AUCTION.

FREE FROM ALL ENCUMBRATES

CITY REAL ESTATE. From Battery to 14th St., Inclusive.

CPTY REAL ESTATE. From Buttery to 14th St., Inclusive.

#### 43-45-47 BROAD STREET

8,500 Square Feet of Land

Possession May 1, 1920

Will consider long ground lease, tenant to erect own building.

ALLIANCE REALTY COMPANY Clarke G. Dailey, Vice President Telephone Rector 3350

BUSINESS PLACES TO LET. From Battery to 14th St., Inclusive,

> FOR RENT ENTIRE

BUILDING.

Attention, big corporations, steam ship companies, brokers and exporters!

IMMEDIATE

POSSESSION.

In the financial district, a step rom Broadway, near the Custom

House, banks, exchanges, insurance and shipping interests, one of the few small buildings available in this

section, containing about 9,000 sq. ft.; equipped with fine freight and

Principals Only.

J. CLARENCE DAVIES,

32 Nassau Street. Tel. John-6094

### Two Connecting Floors 14,000 Square Feet

of the finest office space in lower New York available at once.

Space consists of two entire floors (7,000 Ft. each) Splendidly located modern 23 story building

Also have basement store particularly suitable for restaurant.

Desirable Offices Ready May 1st.

150 Nassau Street

Apply to agent on premises or your own broker.

For Rent. **MERCANTILE** BUILDING

Below Chambers St.,

near Broadway Possession

May 1.

4 floors-4.000 sq. ft. each. Electric passenger and freight elevators. Suitable for offices, light manufactur-ing, abowrooms, Steam heat, electric light; steel cellings.

Will alter to suit tenants; 10-year lease to one tenant with subjetting privilege.

J. CLARENCE DAVIES,

32 Nassau St. John 6094-6095

# **GARAGE**

passenger elevators.

2 Floors, 10,000 Sq. Ft. Elevator. MR. DAVIS. 221 West 64th St.

PART OF FLOOR FOR RENT HOLTZMAN, 608 6th Ave.

DOCK, travelling crane and rard to rent SEXAUER & LEMKE, 201 Vernon av., Long Island City.

BUSINESS PLACES WANTED.

Studio wanted by a reliable artist who will take lease and pay right price. Desires a good sleed workroom, about 19x25, with top north light. Elevator not exsential, it must be in a good and well kept steam heated, building. Address CHARLES ALLEN, Room 622, 200 Fifth Avenue, New York. Phone Gramercy 7051.

APARTMENTS TO LET-FURNISHED. APARTMENT for rest, furnished, from June 15 to September 15; six large rooms and foyer; southern exposure. Call 192 East 86th 8t., Apartment 3B. Tel. Lenox 3258.

APARTMENTS OF QUALITY, East, West Side. Long. Short Lenux. APARTMENT RENTING CO., 176 West 72d st. Phone Columbus 1277.

APARTMENT
renting specialists; first class furnished apartments, two to ten rooms. Cathedral 5825.

ATTRACTIVE four rooms, complete, May to September 15: \$250 noothtr. Seen Sunday aftersoon, 176 West 87th st. 40.

CENTRAL PARK WEST, 467 mear 107th st. Just completed, beautiful modern spartments, furnished: electricity, purpilet floors, showers; I room and bath, \$75 and \$100 per mounts; 2 and 4 rooms and bath, \$75 to \$100 per mounts; Seen by appointment only, Academy—1310, or GOODWIN & GOODWIN, 145 West G7th.

THE FACTS

### BY A DECREE OF THE SUPREME COURT WE HAVE BEEN ORDERED TO SELL, WITHOUT RESERVATION OR PROTECTION OF ANY KIND, THE HENRY ASTOR TRUST ESTATE.

IT CONSISTS of some 145 parcels of property in THE HEART OF NEW YORK CITY.

IT IS IN THIS SECTION that real estate is the most staple; most in demand; rents most readily; where property is most salable;

where the greatest improvements are being made and are contemplated; the highest rents can be obtained; where the most conservative investor can buy without risk; and it is here where the greatest increase in value will take place.

ON MANY of the properties the leases expire on May 1st next; these properties are therefore a desirable purchase for those whose leases are expiring, and who have been unable to obtain suitable accommodations, at reasonable prices, for business purposes or dwellings.

FOR THE PAST SIX WEEKS we have advertised the sale of this property. WE HAVE CALLED ATTENTION to the fact that real estate is still selling at the same values as four or five years ago.

That it is still selling at the same prices as when sugar sold at 6 cents a pound, and everything else in proport ion. In other words, real estate is selling on the old basis of value, while every other commodity has risen 100 to 300 per cent.

REAL ESTATE ALWAYS RISES in proportion to other commodities, and must do so now.

WE HAVE SHOWN that \$100 to-day has only \$50 in purchasing power in every commodity, but \$100 to-day still buys \$100 worth of real estate; that to duplicate present buildings would cost fifty to seventy-five per cent. more than they did four years ago. WE HAVE CALLED ATTENTION to the fact that since 1907 real estate has been at bottom prices, but history and experience show that

New York real estate always comes back and goes higher; we have shown what a wonderful future it has and that the heart of the great City of New York will be where the Henry Astor Trust Estate properties are located.

WE HAVE SHOWN how the Avenues and Streets on which the property is located will develop. How many of the Astor properties can be modernized at a small expense and made into business buildings, or two and three room apartments.

WE HAVE SHOWN it is difficult to obtain large plots for improvement in this district; this sale offers the opportunity of obtaining plotage. WE HAVE SHOWN how at previous auction sales this kind of property increased over what it sold for at auction and large profits were made.

WE HAVE CALLED ATTENTION to the economy, profit, peace of mind and comfort of owning your own home or business place.

WE HAVE SHOWN the benefit and wealth to be obtained by the purchase of land leased under the policy adopted by the Astors. WE HAVE SHOWN that our financial conditions are sound and that good times for many years are ahead of us.

WE HAVE SHOWN that all indications and developments prove that the streets west of Broadway north of 42nd Street will become some of the

most valuable property in the City, WE HAVE SHOWN how a steady income with absolute safety, with increases in the future and a chance for profit can be had by

purchasing these Astor leased lots. WE HAVE SHOWN how this is the psychological time to buy real estate, particularly such well located lots as will be offered at this sale. How these properties are rented at low prices, under leases made many years ago, and the opportunity the purchaser will have to obtain double and triple the rents now being paid.

WE HAVE ENDEAVORED in every way to call attention to the opportunities for investors. The chance for builders, and the possibilities for speculators and operators buying and making sure and quick profits at this kind of a sale.

THE FACT IS, this is the largest sale of improved properties that has ever taken place in the city of New York. There has never been a sale in the past generations like it, and it is probable that there will be none in the future. IN SPITE OF ALL THIS, THE LARGE AMOUNT OF PROPERTY TO BE SOLD MAKES IT IMPOSSIBLE THAT

IT CAN ALL BE SOLD AT ONE AUCTION SALE WITHOUT A GREAT SACRIFICE IN PRICES. THE SALE IS ABSOLUTE. IT IS A SUPREME COURT SALE,

AND THE PROPERTY MUST BE SOLD, NO MATTER WHAT PRICE IT BRINGS—THE TERMS ARE EASY. THEREFORE, THOSE WHO EXAMINE THE PROPERTY

AND ATTEND THE SALE SHOULD HAVE

A WONDERFUL OPPORTUNITY OF PICKING UP BARGAINS MAKING A GOOD INVESTMENT—OR A SURE PROFIT

Supreme Court Partition Sale, Charles F. Brown, Referee

# HENRY ASTOR TRUST ESTATE

WHICH WILL BE SOLD AT PUBLIC AUCTION, WITHOUT RESERVATION,

at the HOTEL ASTOR Broadway & 45th Street (45th Street Entrance), 11 A. M.

TO-MORROW, TUESDAY, MARCH 9th, 1920

70% may remain on mortgage at 5% for 3 years For catalogue and particulars apply to

Title insured free by Title Guarantee and Trust Co.

Clarence Davies. 149th St. and 3rd Avenue, or 32 Nassau St.

Joseph P. Day,

67 Liberty Street,

Agents and Auctioneers

MORRIS & McVEIGH, No. 32 Liberty Street, Attorneys for Plaintiff

REAL ESTATE-OUT OF CITY. New Jersey-Sale or Rent.

SHORE front property, Lake Hopatcong: Seuse and outbuildings, STEVENS, 170 Sun-Herald.

SULLIVAN COUNTY, N. Y.

from Battery to 14th St., Inclusive. MERCANTILE BUILDING BELOW
CHAMBERS ST., NEAR BROADWAY.
Possession May 1; four floors, 4, 90 square feet each; electric passedger and fright electors; suitable for offices, light manufacturing, show rooms, steam heat, electric light, atecl cellings; will aller to suit tenants; 16 year lease to one tenant with subletting privilege. Connecticut-Sale or Rent. Beautiful New England

J. CLARENCE DAVIES.

32 Naganu St. John-6094-6096.

OFFICE SPACE FOR RENT.

Broadway, near Post Office; high class office building; units of 650 sq. ft., 870 sq. ft., 880 sq. ft., 2,100 sq. ft., two floors 7,000 sq. ft.; 55,25 to 55 per sq. ft.; possession at once; three yest leave.

32 Nasan St. John-6094.

OFFICES,

#### OFFICE SPACE FOR RENT Broadway near Post Office

High Class Office Building Units of 650 sq. ft.

880 2,100 2 Floors, 7,000 \$3.25 to \$5.00 per sq. ft. ossession at once-3 year lease.

J. CLARENCE DAVIES.

Above 14th St. to 59th St. (Inclusive) East River to North River.

Office Space Grand Central Zone East of 5th Av. Very desirable. Good light. Immediate possession.

DOUGLAS GIBBONS and COMPANY

For further particulars call

MODERN factory, steam, elevator, fine light; 29,000 sq. ft.; full commission. ATTORNEY, 124 Nassau, Heckman 2685. **HOW ABOUT AN OFFICE** OPPOSITE PENNSYLVANIA STATION ? stiful offices, sultable for showroom fessional men. 383 7th Av., entrance on Sist Street.
AGENT ON PREMISES.

-OFFICES GRAND CENTRAL SECTION.
4,600 sq. ft.—May lat (Besirable). \$50,000
21,600 sq. ft.—May lat (Besirable). \$50,000
S. Osgood Pell & Co. 17 W. 44th 81. N.Y.
Tel. 5610Vanderbil Grand Central District.
400 to 10,000 square feet.
Possession April 1.
J. CLARENCE DAVIES,

The Sun and New York Herald

APARTMENTS TO LET, FURNISHED.

completely furnished, including lines, aliver, maid service if desired; long or abort lease; can be seen Sundays or evenings. ST. MARVIN.

Entire second floor; completely furnished; admirably arranged for two backelors; large forms: large closet reom; maid service, Can be seen Sundays or evenings. PARTMENTS TO LET, UNFURNISHED

rom Battery to 14th St., Inclusive WASHINGTON SQUARE.—Three room apartment, \$1,500; two rooms and bath, \$1,200; new fireproof house; elevator and hall service; business and social references required. See superintendent on premises. VAN VOORST APARTMENTS, 123 Waver-

bove 59th St .- Sth Av. to East River 5TH AV., 2.110 (129th).—Two large rosms, entire floor; bath, electricity; housekeeping.

Above 59th St .- 5th Av. to North Biver RIVERSIDE DRIVE-SIX LARGE LIGHT ROOMS, TWO BATHS: POSSESSION IMMEDIATELY; \$175 PER MONTH. 'PHONE ORCHARD

SiTH ST., 51 West.—New apartments, read; April 1; two rooms and bath; rent \$1,800 and \$2,200; these apartments contain every newest conceivable improvement, BROADENGE COR PORATION. Telephone Schuyler 9594.

N. W. Cor. 179th St. Will Sublease Two Apartments, one 4, one 5.
With every conceivable improvement.
Reasonable cental. Inquire premises.

Borough of Brooklyn. WO steam heated apartments, six 850-860, JACKSON, 187 Montague,

APARTMENTS WANTED.

CENTRAL PARK WEST, 237,—Entir-parlor floor or divided; large, handsom-rooms; suitable gentlemen; modern con-veniences, Janitor,

BOARDERS WANTED. 20D. 128-130 West, Large room, newly deco-rated; private bath; table guests. COUNTRY BOARD.

COMMUTE: -- Rooms and board in exclusive house, excellent culsine, references. Phone Stamford 1320.

Westchester,
GLENWOOD LODGE—Two splendid mansions linked together; up to date plumting, decorations, electrification, furnishings: delightfully overlooking Pallsades,
Hudson; garage; half hour Grand Centrai;
street car close; airy rooms, private baths;
select people; winter home comforts; best
service; 11 yearn experience; single, \$20 to
\$40; double, \$40 to \$75 per week; references and interview required. ANNIB;
LANE, 350 North Broadway. 'Phone Tonkers \$414.

NEW ROCHELLE, N. Y., 126 Sichles at

A GOOD BUSINESS, without capital; honorable and straight; strictly roor own; pick is new; of great value. GEORGE WELLES MOSELEY, Newburg, N. Y.

AWNING and window shades, established 10 years; best trade; standing orders on hand; terms \$1,000; other business more urgent; low rent; no agents. P. O. box 537, Glen Ceve, N. Y.

EXCELLENT opportunity to invest \$25,000 to \$50,000 in progressive manufacturing company that controls its own line and the marketing of same to the public; the business is very staple and the profits large. Address R. J. box 145 Sun-Herald. 250 Broadway.

EXCELLENT opportunity for manufacturer of bax 145 Sun-Herald, 250 Broadway.

EXCELLENT opportunity for manufacturer or business man to take over complete control of agricultural proposition; this is a real opertunity and only \$15,000 to \$25,000 is required. B. K., box 505 Bun-Herald, 250 Broad-

WILL buy and sell for you in Europe; exper-eaced roung Swiss business man is leaking for reliable concerns that want to buy or sell over there; will place agencies for you &c. only big business please answer this ad. B. A., 392 Sun-Herald, Herald square.

THE ORIGINAL AND OLD ESTABLISHED STEPHEN MERRITT BURIAL & CREMATION CO

CEMETERY GRACE DEEDS—Owners of deeds formerly to possession of Eagan & Lake, Incan get them at Morgan Casket Co., 512-521.

THE WOODLAWN CEMETERY.

Office, 19 East 12d et., New York.

Lots of small size for sale.

ess lots, spartment houses and splen-es for same; the fastest growing town ster New York, J. B. LOWNDES, 336 at. Jamaica, N. Y. 'Phone 3912

CITY REAL ESTATE.

Borough of Brooklyn-Sale or Bent.

S-FAMILY BRICK-\$11,750.

Good investment; near office; act quick

GREAT HOUSE BARGAIN

Owner, Telephone 6515 Hollis

JAMAICA

\$750 buys 5 room cottage near ocean; balance \$1,500, payable \$500 yearly. Others at Westholme, 6 rooms, bath, electricity, gas; \$1,250 cash, balance easy. WALSH-FARRELL REALTY CO., Long Beach, Take bus from station. A HOUSE FOR \$2,500, NORTHPORT, borth shore Long Island.

New shingled bungalow, eight rooms and with; open fireplace, electric lights, rouge, eater, inquary tails, all improvements; largelot, about two acres; \$5,000 balance on mortage. Owner, C. F. ROBERTSON.

LONG BEACH

Bend for particulars of more than fifty house, ranging in price from \$10,000 to \$25,000 all within \$5 minutes of the heart of the city. B. RNOWLES, Jr., reom 1899, 52 Vanderbilt av. Phone 1887 Vanderbilt. CGUNTRY home on ressonable terms: 42 acres of fertile land; 00 minutes from New York, P. S., 141 Sun-Herald, Fulton et.

New York-Sale or Bent. "ALONG THE SOUND" the sione county residence, one of the thiest sections in the United States; It is, the water heat; can be converted into me; hot water heat; can be converted into my reserve of sanitarium; attitude 2,000; about 21, acres; ancie orchard; about 7 from Libert's status; & mile from viliage; for less than building cost; bargain, Riche PERNSCHILD, owner, 222 North New Rochelle, N. Y. REAL ESTATE Chas. Field Griffen & Co., WELL built stucco dwelling, 3 rooms, 3 baths, 3 fireplaces, sun and sleeping porches; hot water heat; gus, sewer, water, electric light; fine location; near station; best value in Scarsdale; \$15,090. GEORGE W. BOTH, Scarsdale; N. T. Sienbone 557. \$10,500 buys well built frame house, sisteroof, plass three sides, steam heat, trees, flowers, large plot; cash \$4,500; half hour Grand Central. Fordham 250W.

Colonial Residence

Several lefts, Sax100 and larger, with all mprovements, for May.

REAL ESTATE WANTED.

BONUS \$10 for any one who can rounert me with an beneat landlord; want five-six rooms, bath, heat, part of two family bouse, whole bease or abartment, anywhere within 50 miles of N. Y. city: family three adults; navy officer. A. M., 26; Sun-Heraid, Brooklya.

WANTED, to buy, one, two or three family is Bronz; send particulars and price, T. K. 1908 Herald Bronz,

FACTORIES FOR SALE OR RENT

BUSINESS PLACES TO LET.

Above 14th St. to 59th St. (Inclusive),
East Biver to North Biver,
HOTEL ROYALTON,
Two large rooms and bath, southern exposure
eighth Goor; immediate nossession,
21D ST., 255 West.—Electric lights, steam
heat, newly renovated 6 rooms and 3 baths,
\$155 mp; leases; agent on premises; immediate
possession; few more left.

Washington Heights, Above 123th St. West of 8th Av. JUST COMPLETED 2,001 Grand Concourse,

WANTED by April 15. tley spartment, unformisted, sunsy, reasonable; richity Fast 40: st. and downtown: permanent home for ouple; no hotel. Call mornings, Murray Bil 789.

Connecticut.

BUSINESS OPPORTUNITIES.

MOTION picture theatre for sale or partner wanted, on account sickness; the best loca-tion in city. 401 lst st., Hobolson, N. J. PARTNER for permanent established bus-ness; little cash. 110 West 34th, suite 1007

UNDERTAKERS.

161 8th Av., Cor. HARLEM BRANCH Tel. Cheisea 125. Tel. Morningalde 1730 NO CHARGE FOR ROOMS AND CHAPEL P. W. RADCLIFFE, Pres.